HOUSING MARKET INFORMATION

SENIORS' HOUSING REPORT
Canada Highlights

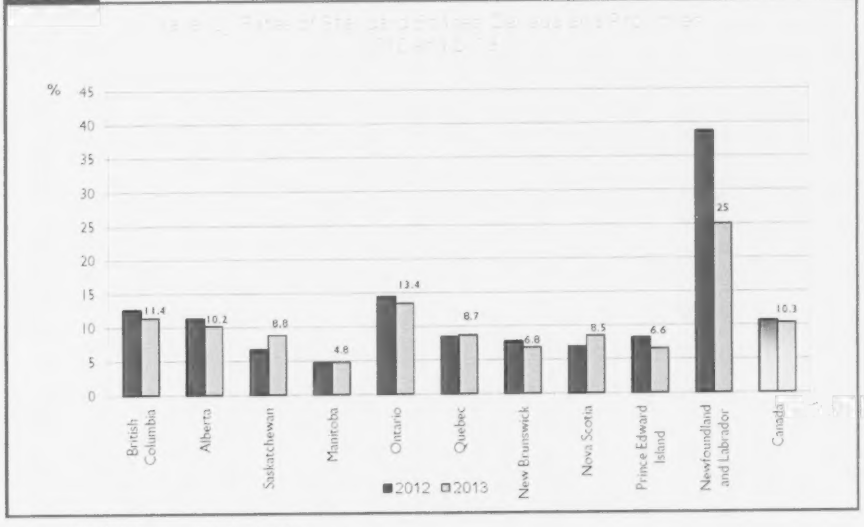
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2013

Highlights

- Across the country, there were 208,301 spaces in seniors' housing residences in 2013, with the vast majority (85.1 per cent) being standard spaces[1].
- The vacancy rate of standard spaces in seniors' housing residences in Canada decreased slightly over the past year, reaching 10.3 per cent in 2013, compared to 10.6 per cent in 2012.
- The average rent for bachelor units and private rooms, where at least one meal is included in the rent, rose by 1.3 per cent to $1,995 per month in 2013, compared to $1,969 in 2012. Ontario posted the highest average rent at $2,789, while Quebec had the lowest at $1,453.

Figure 1



Source: CMHC Seniors' Housing Survey

[1] A standard space is one that is occupied by a resident paying market rent and who does not receive heavy care (defined as 1.5 or more hours of care per day). A non-standard space is one in which the residents are receiving heavy care, spaces being used for respite and non-market spaces.

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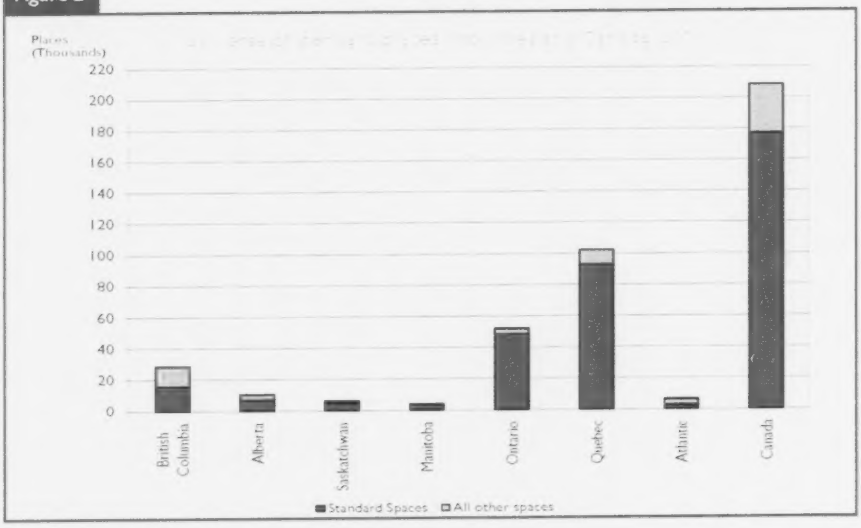
Universe

According to the National Seniors' Housing Survey conducted in 2013 by Canada Mortgage and Housing Corporation (CMHC), 205,112 seniors lived in the 2,579 residences surveyed, an increase of 1.5 per cent over 2012. A change in the resident profile was observed in 2013. Specifically, the survey counted fewer couples and more singles among the residents this year than it did in 2012.

The number of spaces in residences increased (+1.9 per cent), rising from 204,496 spaces in 2012 to 208,301 in 2013, with 85.1 per cent being standard spaces.

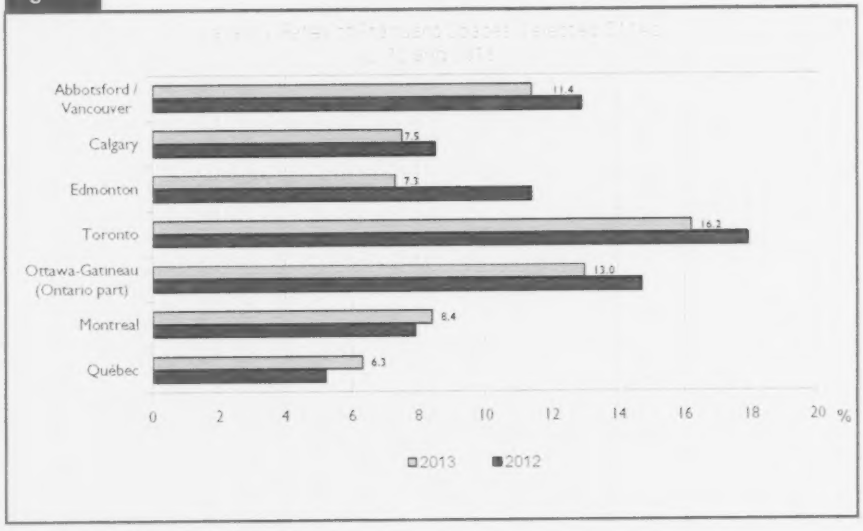
The capture rate, which is the percentage of the seniors' population aged 75 years and over who occupied a standard or non-standard space, remained relatively unchanged at 8.5 per cent. The capture rate was the highest in Quebec (17.6 per cent), while it was the lowest in Nova Scotia (1.9 per cent).

Figure 2



Source: CMHC Seniors' Housing Survey

Figure 3



Source: CMHC Seniors' Housing Survey

Vacancy rates

Vacancy rate for standard spaces falls slightly

The national vacancy rate for standard spaces in seniors' housing residences decreased slightly over the past year, reaching 10.3 per cent in 2013, compared to 10.6 per cent in 2012.

Among the provinces, the vacancy rates were highest in Newfoundland and Labrador (25.0 per cent) and in Ontario (13.4 per cent). On the other hand, the lowest vacancy rates were posted in Manitoba (4.8 per cent) and Prince Edward Island (6.6 per cent).

At the census metropolitan area (CMA) level, the largest proportions of vacant spaces were recorded in Windsor (17.8 per cent) and London (17.1 per cent). On the other hand, the lowest vacancy rates were posted in Greater Sudbury (2.9 per cent) and Brantford (4.7 per cent).

The vacancy rates in the seven largest CMAs are presented in figure 3. Among this group, Québec had the lowest vacancy rate (6.3 per cent), while Toronto (16.2 per cent) posted the highest vacancy rate.

Vacancy rates for seniors' residences are typically higher than the vacancy rates posted in the traditional rental market, as a result of higher rents and more frequent turnover.

Average vacancy rate for non-standard spaces rises slightly

In 2013, across the country, the

average vacancy rate for non-standard spaces reached 3.3 per cent in 2013, up from 3.1 per cent in 2012. In addition, the vacancy rate for non-standard spaces remained lower than the rate for standard spaces.

The lower vacancy rate for non-standard spaces can be attributed to the nature of those spaces. Among these, non-market spaces are typically fully occupied, while heavy care spaces are sometimes temporarily used. This type of unit would then be changed to a standard space when vacated[2].

Average vacancy rate for all standard and non-standard spaces

Overall, the vacancy rate for all standard and non-standard spaces decreased slightly, falling to 9.2 per cent in 2013 from 9.5 per cent in 2012. This decline was due to the previously mentionned change in the resident profile in 2013, when compared to last year. This year, there were fewer couples and more singles among the residents. The increase in the share of singles among the residents caused demand for units in seniors' residences to outpace supply of such units.

Average rents

Average monthly rent for standard spaces rises slightly

The average rent for bachelor units and private rooms, where at least one meal is included in the rent, rose by 1.3 per cent, to $1,995 per month in 2013, compared to $1,969 in 2012.

Among the provinces, the lowest average rents were posted in Quebec ($1,453) and Manitoba ($1,779), while the highest average rents were recorded in Ontario ($2,789) and Nova Scotia ($2,559).

At the CMA level, the average monthly rents for bachelor units and private rooms were lowest in Saguenay ($1,172), Sherbrooke ($1,283) and Trois-Rivières ($1,305) and highest in Toronto ($3,266), Ottawa ($2,991) and Oshawa ($2,958).

Given the additional amenities and services provided in most residences, rents are typically higher in seniors' residences than in the conventional rental market. Rents are directly influenced by the type of service offered. For example, for units offering heavy care services, the average rent was $3,477 in 2013, up from $3,378 in 2012. The national average increase reflected higher rents in most provinces. The average monthly rent for heavy care spaces was the lowest in Quebec ($2,577), and the highest in British Columbia ($5,720).

Rent distribution

In Canada, nearly a third (32.0 per cent) of standard spaces were rented for less than $1,500 a month, while just as many (31.8 per cent) were rented for $2,500 or more a month.

The lower overall rents in Quebec have a direct impact on the rent distribution. A majority (55.0 per cent) of the units on the market posted an average rent of less than $1,500 per month, while 4.4 per cent of the spaces in seniors' residences in that province posted an average rent of $2,500 or more per month. In contrast, Ontario had 1.8 per cent of the spaces rented for less than $1,500 per month, while 73.3 per cent of units had an average of $2,500 or more per month.

Wide range of services and amenities available

In order to meet the evolving demand, residences offer a wide variety of services and amenities.

The most popular amenities offered to seniors in some residences are a 24-hour call bell service (93.9 per cent), transportation (46.8 per cent), exercise facilities (44.1 per cent) and an on-site nurse service (42.1 per cent). Movie theatre (29.9 per cent), swimming pools (11.3 per cent) and on-site pharmacies (10.6 per cent) were the rarer amenities.

Proportion (%) of Structures with Access to Selected Amenities	
24-hour Call Bell	93.9
Transportation	46.8
Exercise Facilities	44.1
Nurse on site	42.1
Movie Theatre	29.9
Swimming Pool	11.3
Pharmacy	10.6

Source: CMHC Seniors' Housing Survey

[2] A non-market space is one where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized. A heavy care space is one where the residence provides 1.5 hours or more of health care per day to the resident. Examples include Alzheimer, dementia and mobility support residents. Heavy care space estimates for occupied spaces only include those where the resident is required to pay for a high level of care

1.1 Vacancy Rates (%) and Universe for Provinces and Selected Major Centres

	Vacancy Rate						Universe		
	Standard Spaces		All Other Spaces		Total		Standard Spaces	Non-Standard Spaces	Total
	2012	2013	2012	2013	2012	2013			
Newfoundland and Labrador	38.7	25.0	0.2	3.1	17.0	14.9	1,054	901	1,955
Prince Edward Island	8.2	6.6	3.4	1.6	7.4	5.5	**	**	1,149
Nova Scotia	6.9	8.5	33.2	**	7.2	8.5	**	**	1,325
New Brunswick	7.7	6.8	5.4	1.9	7.3	6.1	1,540	270	1,810
Montreal CMA	7.9	8.4	11.6	7.3	8.1	8.3	38,589	4,009	42,598
Ottawa - Gatineau CMA (Que. part)	17.7	12.2	4.7	9.7	16.8	11.9	2,842	326	3,168
Québec CMA	5.2	6.3	1.9	1.8	5.0	5.8	11,022	1,446	12,468
Saguenay CMA	15.6	12.7	5.4	7.8	15.0	12.3	2,341	180	2,521
Sherbrooke CMA	9.8	9.0	5.5	2.1	9.6	8.5	3,659	290	3,949
Trois Rivières CMA	12.8	14.0	4.9	**	12.4	13.5	3,671	156	3,827
Quebec	8.4	8.7	7.5	5.0	8.3	8.4	93,068	9,033	102,101
Barrie CMA	10.5	8.3	**	2.7	9.3	7.8	786	75	861
Brantford CMA	6.5	4.7	0.0	0.0	6.0	4.5	677	42	719
Guelph CMA	7.0	7.0	1.7	1.6	6.4	6.6	854	64	918
Hamilton CMA	9.9	9.3	3.8	9.3	9.7	9.3	2,813	75	2,888
Kingston CMA	18.8	15.2	6.9	**	18.6	15.0	821	25	846
Kitchener-Cambridge-Waterloo CMA	4.0	9.1	0.0	1.9	3.8	8.6	1,933	175	2,108
London CMA	15.5	17.1	26.3	**	15.7	16.7	2,032	57	2,089
St. Catharines-Niagara CMA	15.1	11.0	2.7	5.7	14.6	10.9	2,080	64	2,144
Oshawa CMA	17.8	14.7	6.5	**	17.1	13.8	1,221	81	1,302
Ottawa - Gatineau CMA (Ont. part)	14.7	13.0	3.1	8.0	13.8	12.5	6,141	739	6,880
Peterborough CMA	7.7	6.3	**	**	7.6	6.1	**	**	993
Greater Sudbury CMA/Grand Sudbury CMA	1.8	2.9	**	**	1.8	2.8	**	**	653
Thunder Bay CMA	**	**	**	**	**	**	**	**	**
Toronto CMA	17.9	16.2	3.2	4.3	17.1	15.4	12,934	959	13,893
Windsor CMA	22.8	17.8	**	4.5	21.3	17.0	1,517	101	1,618
Ontario	14.4	13.4	2.9	4.7	13.8	12.8	48,432	3,414	51,846
Manitoba	4.8	4.8	0.0	0.0	4.5	4.5	3,598	196	3,794
Regina CMA	4.1	6.7	0.0	0.0	3.2	5.9	1,220	166	1,386
Saskatoon CMA	7.1	7.4	0.4	1.2	4.3	5.1	1,642	982	2,624
Saskatchewan	6.7	8.8	1.2	2.5	5.1	7.2	4,427	1,408	5,835
Calgary CMA	8.5	7.5	2.1	4.4	7.3	6.9	2,720	701	3,421
Edmonton CMA	11.4	7.3	1.2	2.1	7.4	5.4	2,681	1,445	4,126
Alberta	11.3	10.2	3.0	3.8	8.9	8.3	7,209	2,951	10,160
Kelowna CMA	8.1	10.4	0.7	0.4	5.7	7.3	1,535	692	2,227
Abbotsford-Mission CMA/Vancouver CMA	12.9	11.4	1.7	1.8	7.7	7.1	6,499	5,356	11,855
Victoria CMA	12.8	11.3	0.9	2.1	8.2	7.6	2,239	1,463	3,702
British Columbia	12.6	11.4	1.4	1.9	7.6	7.2	15,652	12,674	28,326
Canada	**10.6**	**10.3**	**3.1**	**3.3**	**9.5**	**9.2**	**177,195**	**31,106**	**208,301**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.2 Number of Units and Proportion of Overall Universe for Bachelor Units and Private Rooms[1] where Meals are included in Rent[2] Provinces and Selected Major Centres

	Vacancy Rate		Average Rent		Number of Units[3]	Proportion of Overall Universe
	2012	2013	2012	2013		
Newfoundland and Labrador	**	**	**	**	**	**
Prince Edward Island	7.6	4.8	2,608	2,386	537	46.7
Nova Scotia	7.8	9.9	2,368	2,559	262	19.8
New Brunswick	9.7	14.8	2,240	1,883	271	15.0
Montreal CMA	11.3	12.0	1,585	1,668	11,860	27.8
Ottawa - Gatineau CMA (Que. part)	15.7	8.7	1,671	1,840	1,152	36.4
Québec CMA	6.2	8.3	1,552	1,549	4,197	33.7
Saguenay CMA	8.9	13.6	1,150	1,172	1,187	47.1
Sherbrooke CMA	12.7	8.5	1,197	1,283	1,627	41.2
Trois Rivières CMA	9.9	8.8	1,311	1,305	1,602	41.9
Quebec	9.6	10.3	1,405	1,453	42,298	41.4
Barrie CMA	12.0	6.0	2,682	2,688	500	58.1
Brantford CMA	7.1	4.8	2,495	2,581	518	72.0
Guelph CMA	5.4	7.9	2,981	2,700	451	49.1
Hamilton CMA	10.7	10.2	2,794	2,927	1,857	64.3
Kingston CMA	19.3	17.0	2,910	2,851	332	39.2
Kitchener-Cambridge-Waterloo CMA	4.9	8.4	2,797	2,871	1,304	61.9
London CMA	12.2	16.1	2,815	2,846	882	42.2
St. Catharines-Niagara CMA	16.3	10.4	2,494	2,575	1,316	61.4
Oshawa CMA	18.9	17.1	2,928	2,958	700	53.8
Ottawa - Gatineau CMA (Ont. part)	14.4	11.7	2,991	2,991	3,672	53.4
Peterborough CMA	7.1	6.1	2,943	2,840	602	60.6
Greater Sudbury CMA/Grand Sudbury CMA	2.5	2.4	2,290	2,448	465	71.2
Thunder Bay CMA	**	**	**	**	**	**
Toronto CMA	17.5	15.2	3,173	3,266	6,249	45.0
Windsor CMA	23.1	17.9	2,442	2,516	799	49.4
Ontario	13.8	12.3	2,744	2,789	28,550	55.1
Manitoba	7.5	9.8	1,730	1,779	254	6.7
Regina CMA	4.2	5.0	2,796	2,781	604	43.6
Saskatoon CMA	7.4	9.3	2,389	2,329	762	29.0
Saskatchewan	6.7	7.6	2,260	2,337	2,490	42.7
Calgary CMA	6.6	6.0	2,435	2,622	899	26.3
Edmonton CMA	11.9	7.3	2,109	2,189	388	9.4
Alberta	11.0	9.5	2,211	2,351	1,676	16.5
Kelowna CMA	12.3	15.9	1,754	1,727	270	12.1
Abbotsford-Mission CMA/Vancouver CMA	18.4	11.7	2,240	2,400	1,355	11.4
Victoria CMA	17.1	11.3	2,184	2,171	398	10.7
British Columbia	16.0	11.0	1,991	2,045	3,368	11.9
Canada	**11.4**	**10.9**	**1,969**	**1,995**	**79,706**	**38.3**

[1] These include single-occupancy room and board Units in Quebec. This table does not include semi-private units. This could result in minor changes in the 2012 numbers when compared with previous publications.

[2] At least one meal must be included in the typical rent charged for the majority of units

[3] Weighted number of units based on survey responses

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.3 Vacancy Rates (%) and Average Rents ($) of Heavy Care Spaces for Selected Provinces[1]

	Vacancy Rate[2]		Average Rent[2]	
	2012	2013	2012	2013
Quebec	7.6	5.2	2,323	2,577
Ontario	1.9	4.9	4,439	4,584
Manitoba	**	**	**	**
Saskatchewan	0.0	4.9	3,725	3,597
Alberta	3.5	3.6	3,360	3,784
British Columbia	1.7	2.0	5,525	5,720
Canada	**3.9**	**3.6**	**3,378**	**3,477**

[1] The low number of heavy care spaces in the Atlantic Region precludes the publication of data in that region for reasons of confidentiality.

[2] Non-market heavy care units are excluded from Average Rents, but are included in Vacancy Rate. Non-market heavy care units are excluded from Average Rents, but are included in Vacancy Rate. This could result in minor changes in the 2012 numbers when compared with previous publications.

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2.1 Universe of Total Spaces for Provinces and Selected Major Centres by Unit Type

	Standard Units		Non-Standard Units		
	Semi-private, Ward, Bachelor Units and Private Rooms[1]	One-bedroom plus[2]	Semi-private, Ward, Bachelor Units and Private Rooms[1]	One-bedroom plus[2]	Total
Newfoundland and Labrador	502	552	519	382	1,955
Prince Edward Island	**	**	**	**	1,149
Nova Scotia	361	**	-	**	1,325
New Brunswick	**	**	**	**	1,810
Montreal CMA	15,246	23,343	3,673	336	42,598
Ottawa - Gatineau CMA (Que. part)	1,300	1,542	326	-	3,168
Québec CMA	4,559	6,463	1,329	117	12,468
Saguenay CMA	1,304	1,037	180	-	2,521
Sherbrooke CMA	2,019	1,640	268	22	3,949
Trois Rivières CMA	1,868	1,803	156	-	3,827
Quebec	47,347	45,721	8,497	536	102,101
Barrie CMA	573	213	75	-	861
Brantford CMA	567	110	40	2	719
Guelph CMA	570	284	61	3	918
Hamilton CMA	1,983	830	73	2	2,888
Kingston CMA	402	419	16	9	846
Kitchener-Cambridge-Waterloo CMA	1,409	524	166	9	2,108
London CMA	889	1,143	29	28	2,089
St. Catharines-Niagara CMA	1,437	643	56	8	2,144
Oshawa CMA	688	533	69	12	1,302
Ottawa - Gatineau CMA (Ont. part)	3,902	2,239	692	47	6,880
Peterborough CMA	**	**	**	**	993
Greater Sudbury CMA/Grand Sudbury CMA	**	**	**	**	653
Thunder Bay CMA	**	**	**	**	**
Toronto CMA	6,520	6,414	772	187	13,893
Windsor CMA	851	666	87	14	1,618
Ontario	30,391	18,041	3,005	409	51,846
Manitoba	254	3,344	193	3	3,794
Regina CMA	604	616	104	62	1,386
Saskatoon CMA	785	857	210	772	2,624
Saskatchewan	2,534	1,893	539	869	5,835
Calgary CMA	899	1,821	628	73	3,421
Edmonton CMA	470	2,211	790	655	4,126
Alberta	1,764	5,445	2,024	927	10,160
Kelowna CMA	270	1,265	530	162	2,227
Abbotsford-Mission CMA/Vancouver CMA	1,355	5,144	3,886	1,470	11,855
Victoria CMA	393	1,846	986	477	3,702
British Columbia	3,363	12,289	9,101	3,573	28,326
Canada	**87,610**	**89,585**	**24,100**	**7,006**	**208,301**

[1] For Quebec, figures include single-occupancy room and board units, and bachelor units with kitchens.

[2] In Quebec, these spaces have full kitchens. In other provinces these unit types typically do not have full kitchens.

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2.2 Universe of Standard Spaces for Provinces and Selected Major Centres by Rent Range

	less than $1,500	$1,500 - $1,999	$2,000 - $2,499	$2,500 or more
	% of Total	% of Total	% of Total	% of Total
Newfoundland and Labrador	**	65.3	23.1	11.6
Prince Edward Island	2.6	39.0	32.7	25.7
Nova Scotia	18.3	14.3	14.2	53.2
New Brunswick	50.5	0.2	16.9	32.4
Montreal CMA	48.2	34.1	10.1	7.6
Ottawa - Gatineau CMA (Que. part)	15.6	55.6	23.4	5.4
Québec CMA	41.9	43.8	8.0	6.3
Saguenay CMA	59.5	35.8	4.7	**
Sherbrooke CMA	72.2	24.9	2.9	**
Trois Rivières CMA	63.6	26.8	9.2	0.4
Quebec	55.0	32.7	7.9	4.4
Barrie CMA	1.7	13.2	22.8	62.3
Brantford CMA	6.6	13.0	13.4	67.0
Guelph CMA	**	7.1	19.5	73.4
Hamilton CMA	0.5	4.8	17.1	77.6
Kingston CMA	**	2.8	11.9	85.4
Kitchener-Cambridge-Waterloo CMA	0.1	8.6	14.1	77.1
London CMA	0.2	1.8	15.1	83.0
St. Catharines-Niagara CMA	4.5	8.5	13.1	73.8
Oshawa CMA	**	3.4	6.9	89.7
Ottawa - Gatineau CMA (Ont. part)	0.7	6.9	12.2	80.2
Peterborough CMA	**	0.6	6.9	92.5
Greater Sudbury CMA/Grand Sudbury CMA	2.9	6.3	29.1	61.8
Thunder Bay CMA	**	**	**	**
Toronto CMA	0.7	3.3	8.1	87.9
Windsor CMA	2.0	6.1	27.3	64.6
Ontario	1.8	7.8	17.1	73.3
Manitoba	4.6	20.7	31.4	43.3
Regina CMA	5.2	6.1	10.7	78.0
Saskatoon CMA	16.4	16.3	16.7	50.6
Saskatchewan	8.8	17.2	24.2	49.8
Calgary CMA	**	1.2	15.1	83.7
Edmonton CMA	16.1	13.3	14.5	56.1
Alberta	6.9	9.5	19.9	63.7
Kelowna CMA	2.5	20.6	51.5	25.4
Abbotsford-Mission CMA/Vancouver CMA	3.6	11.4	18.0	67.0
Victoria CMA	3.3	3.8	20.8	72.1
British Columbia	7.0	12.1	24.8	56.1
Canada	**32.0**	**22.7**	**13.5**	**31.8**

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2.3 Universe, Number of Spaces, Number of Residents living in Universe and Capture Rate by Province

	Number of Residences	Number of Spaces	Number of Residents	Estimated Population Aged 75+[1,2]	Capture Rate[3] (%)
Newfoundland and Labrador	37	1,955	1,675	34,700	4.8
Prince Edward Island	27	1,149	1,099	10,700	10.3
Nova Scotia	33	1,325	1,338	71,800	1.9
New Brunswick	30	1,810	1,777	57,600	3.1
Quebec	1,173	102,101	103,476	586,732	17.6
Ontario	667	51,846	48,017	932,440	5.1
Manitoba	34	3,794	4,056	87,100	4.7
Saskatchewan	159	5,835	5,824	79,600	7.3
Alberta	93	10,160	10,127	198,600	5.1
British Columbia	326	28,326	27,723	339,968	8.2
Canada	**2,579**	**208,301**	**205,112**	**2,399,240**	**8.5**

[1] Due to the different sources of population estimates, figures do not sum to the Canada total.

[2] Source: British Columbia: Current Population Estimates, P.E.O.P.L.E. 2012, BC Statistics.
Atlantic: Statistics Canada, Population Projections for Canada, Provinces and Territories, 2009-2036, Scenario 3.
Alberta, Manitoba, Saskatchewan: Population by age group and sex, medium-growth - historical trends (1981 to 2008) scenario (M1) July 1st - 2010 to 2036. Statistics Canada - Catalogue no. 91-520-X
Ontario: Sources: Statistics Canada estimates, 2011, and Ontario Ministry of Finance projections released Spring 2012. Reference scenario projection July 1, 2013.
Quebec: Statistcs Canada, Census of Population 2011. Institut de la statistique du Québec, Perspectives démographiques du Québec et des régions, 2006-2056.

[3] The capture rate is the proportion of the population aged 75 and over living in the survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
... Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

Methodology
Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became national in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe. Non-profit residences must have at least one unit that is not subsidized.

To be eligible for inclusion in the 2013 survey results, a residence must:

- ✓ Have been in operation for at least one year, i.e., before January 2012
- ✓ Have at least 10 rental units (Quebec, Ontario, Prairies) or 5 rental units (Atlantic provinces and B.C.)
- ✓ Offer an on-site meal plan
- ✓ Not provide high levels of healthcare (defined as 1.5 hours or more of care per day) to all of their residents. Nursing homes and long-term care homes are examples of residences that were not included in the survey.
- ✓ Offer rental units. Life lease units and owner-occupied units are excluded from this survey.
- ✓ Have at least 50% of residents who are 65 years of age or older.

The Seniors' Housing Survey is a census and not a sample survey, therefore, all seniors' residences in Canada meeting these criteria are included to be part of this survey.

Survey data were obtained through a combination of telephone interviews and fax and email responses. Information was obtained from the owner, manager, or residence administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, to ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data please click here.

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions
Space: A space is a residential area that is rented out. Examples of spaces include: one half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard Space: A space where the resident does not receive high-level care (i.e., the resident receives less than 1.5 hours of care per day.) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

Heavy Care Space: A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples include Alzheimer, Dementia and mobility support residents.

Respite Space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or Subsidy Space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: Refers to the actual amount a resident pays per month for their accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Capture Rate: The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population, expressed as a percentage.

Acknowledgement
The Seniors' Housing Survey could not have been conducted without the cooperation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

Confidentiality
All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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